

119.0

0006

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
789,900 / 789,900
789,900 / 789,900
789,900 / 789,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		MOHAWK RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	FERRARO ANA MARIE/BRUZZESE T/A	
Owner 2:	TRS/ANA MARIA FERRARO TRUST	
Owner 3:		

Street 1:	11 MOHAWK ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	Type:
Owner 1:	FERRARO SALVATORE--ETAL -
Owner 2:	FERRARO ANNA-MARIE -

Street 1:	11 MOHAWK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains .238 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1889 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water	
o			Sewer	
n			Electri	

Census:		Exempt
Flood Haz:		

D		Topo	1	Level
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

101	One Family	10347	Sq. Ft.	Site	0	70.	0.71	4															
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IN PROCESS APPRAISAL SUMMARY											Legal Description		User Acct				
Use Code											Land Size	Building Value	Yard Items	Land Value	Total Value		
101											10347.000	278,200	400	511,300	789,900		
Total Card											0.238	278,200	400	511,300	789,900		
Total Parcel											0.238	278,200	400	511,300	789,900		
Source: Market Adj Cost												Total Value per SQ unit /Card:	418.11	/Parcel:	418.11		

Entered Lot Size
Total Land:
Land Unit Type:

08/27/18	08/27/18
19279!	
PRIOR ID # 1:	77231
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT DATE:	
LAST REV DATE:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
RATIO:	

PREVIOUS ASSESSMENT								Parcel ID	119.0-0006-0003.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	278,200	400	10,347.	511,300	789,900		Year end
2021	101	FV	267,500	400	10,347.	511,300	779,200		Year End Roll
2020	101	FV	267,500	400	10,347.	511,300	779,200		Year End Roll
2019	101	FV	286,400	400	10,347.	511,300	798,100		Year End Roll
2018	101	FV	286,400	400	10,347.	438,200	725,000		Year End Roll
2017	101	FV	286,400	400	10,347.	409,000	695,800		Year End Roll
2016	101	FV	286,400	400	10,347.	350,600	637,400		Year End
2015	101	FV	235,600	400	10,347.	314,100	550,100		Year End Roll

SALES INFORMATION								TAX DISTRICT	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
FERRARO SALVATO	49352-149		4/27/2007	Family		1	No	No		
	12749-59		1/14/1975		52,000	No	No	N		

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/13/2010	2124	Siding	10,000					VINYL	8/27/2018	MEAS&NOTICE	BS	Barbara S			
									2/11/2009	Meas/Inspect	294	PATRIOT			
									3/23/2000	Inspected	276	PATRIOT			
									2/14/2000	Measured	268	PATRIOT			
									9/3/1993		PC	PHIL C			

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION

Type:	21 - Split Level	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	PDAS.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS: 8	BRs: 3	Baths: 1	HB: 1

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	

Name:	

DEPRECIATION	
Phys Cond:	AG - Avg-Good
Functional:	%
Economic:	%
Special:	%
Override:	%
	Total: 26.4 %

CALC SUMMARY

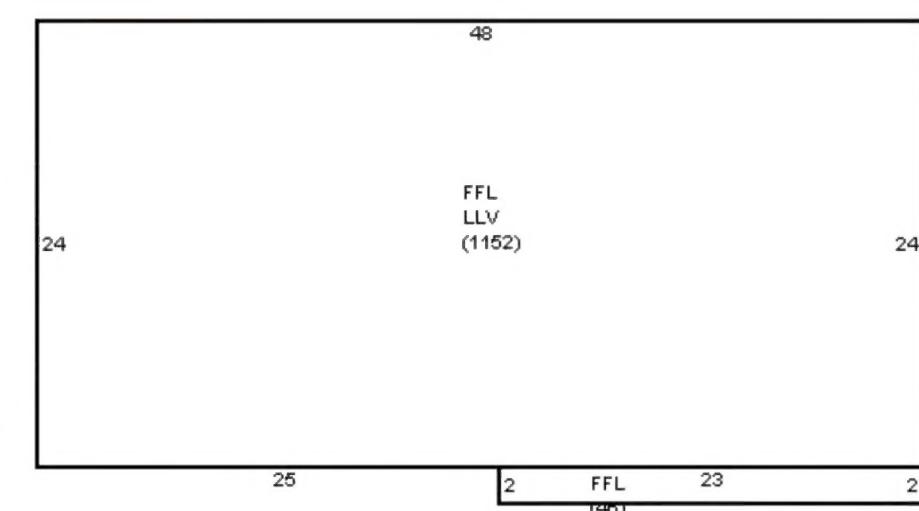
Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00500596
Adj \$ / SQ:	135.676
Other Features:	79163
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378056
Depreciation:	99807
Depreciated Total:	278250
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Before Depr:	149.24
Special Features:	0
Val/Su Net:	118.38
Final Total:	278200
Val/Su SzAd:	232.22

MOBILE HOME	Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS										

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D Y	1	10X12	A	AV	1970	5.38	T	39.2	101			400		400

COMMENTS

PDAS.	
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SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,198	135.680	162,540	LLV	100	FLA	60	A	
LLV	Lower Level	1,152	88.530	101,985						
NET SKETCHED AREA										
Net Sketched Area: 2,350 Total: 264,525										
Size Ad 1198 Gross Area 2350 FinArea 1889										

IMAGE

AssessPro Patriot Properties, Inc